SIZE:
Detached, self-contained 35,209 sq ft Unit - situated on a 1.98 Acre Site

DESCRIPTION:
Modern Industrial/ Warehouse Unit With Offices

ENTRY:
August 2026

REFURBISHMENT:
Refurbishment ongoing



FOR SALE / TO LET

INTERNATIONAL HOUSE

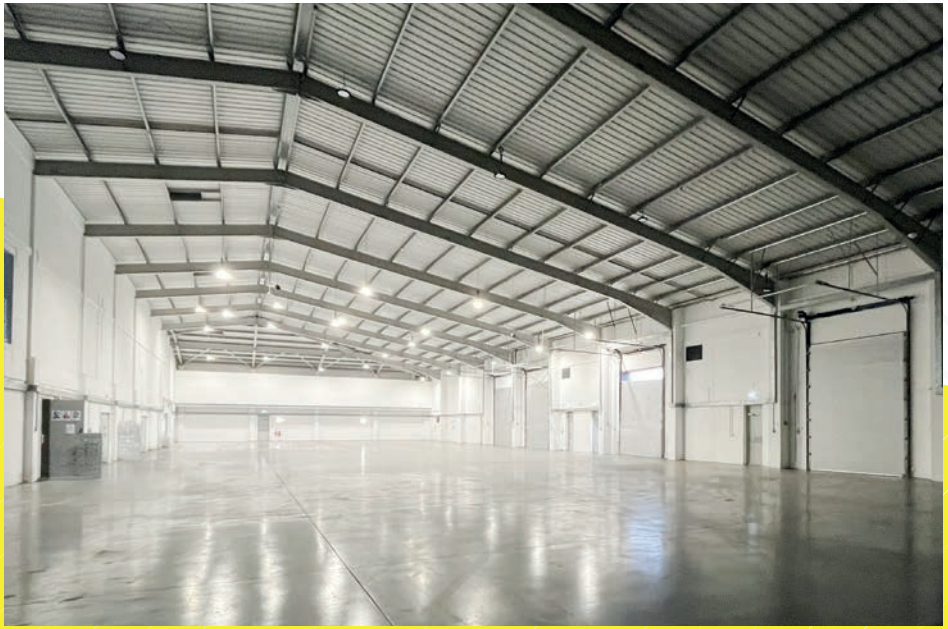
Endeavour Drive | Festival Business Park | Basildon | Essex | SS14 3WF

M7 Real Estate

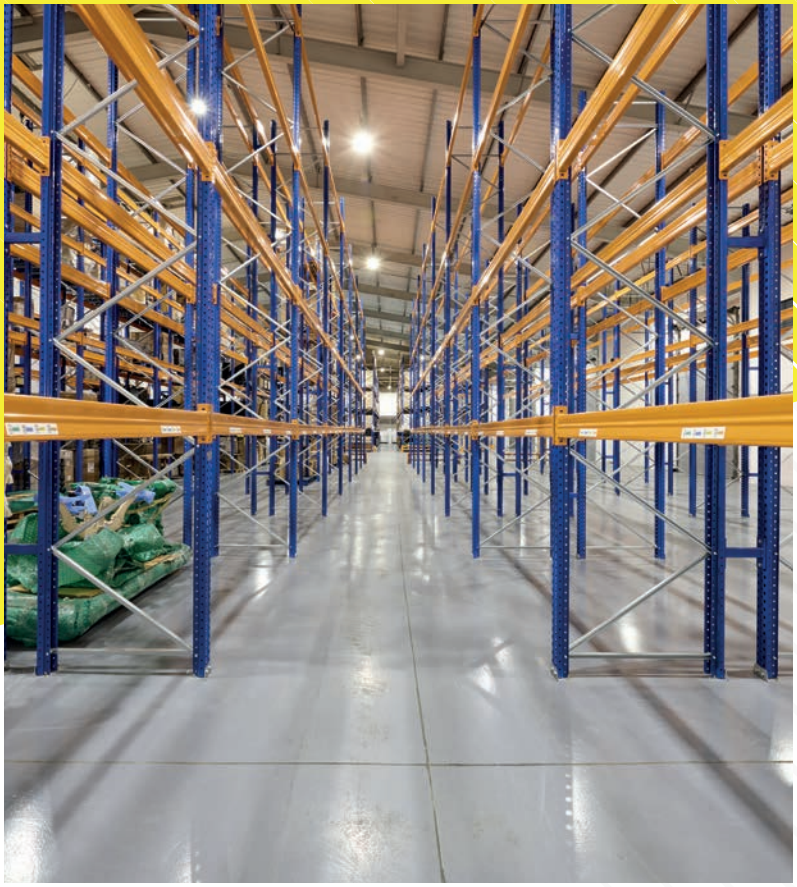


DESCRIPTION

A detached unit situated on a self-contained 1.98 acre site, arranged to provide a modern warehouse. It is of steel portal frame construction with brick/block and profiled metal clad elevation. The two storey ancillary office offers the opportunity for a 'HQ' style warehouse. The warehouse is accessed from the rear through 5 level access loading door via a secure fenced yard. The property benefits from having a separate car park with 68 parking spaces.













ACCOMMODATION (GIA)

Area	sq ft	sq m
Ground Floor Warehouse	17,999	1,672.2
Ground Floor Office/Ancillary	8,498	789.5
Ground Floor Total	26,497	2,461.7
First Floor Office	8,712	809.4
Total	**35,209**	**3,271.1**
Net Site Area	Circa 1.98 acres	(0.76 Hec)

The above floor areas are approximate and have been measured on a gross internal basis.

INTERNATIONAL HOUSE

Five Level Access Loading Doors

Heated, cooled and carpeted Office areas

Minimum eaves Height 6.1m rising 7.3m

68 car parking bays

32% site coverage

Pedestrian Lift to first floor

Secure 26m rear yard / loading area


INTERNATIONAL HOUSE
GENESIS
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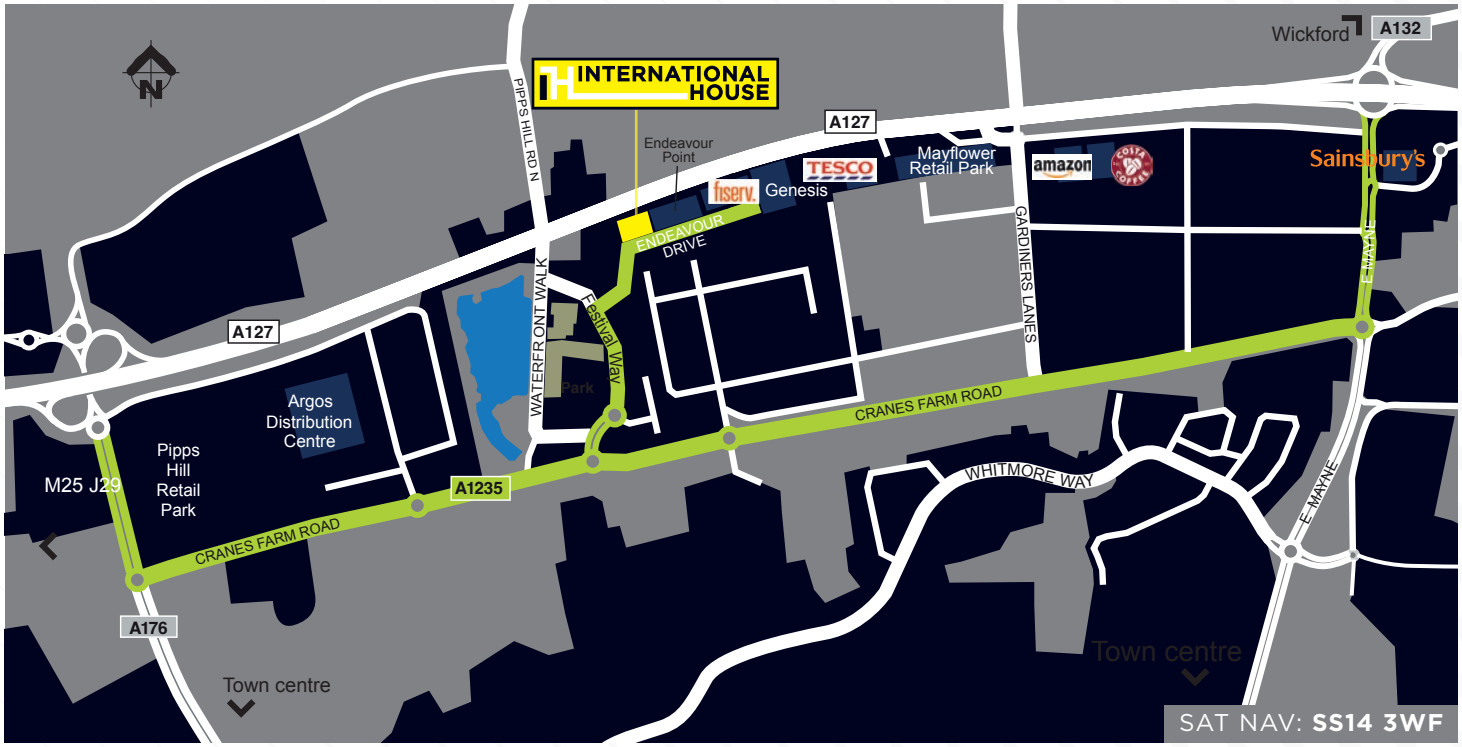
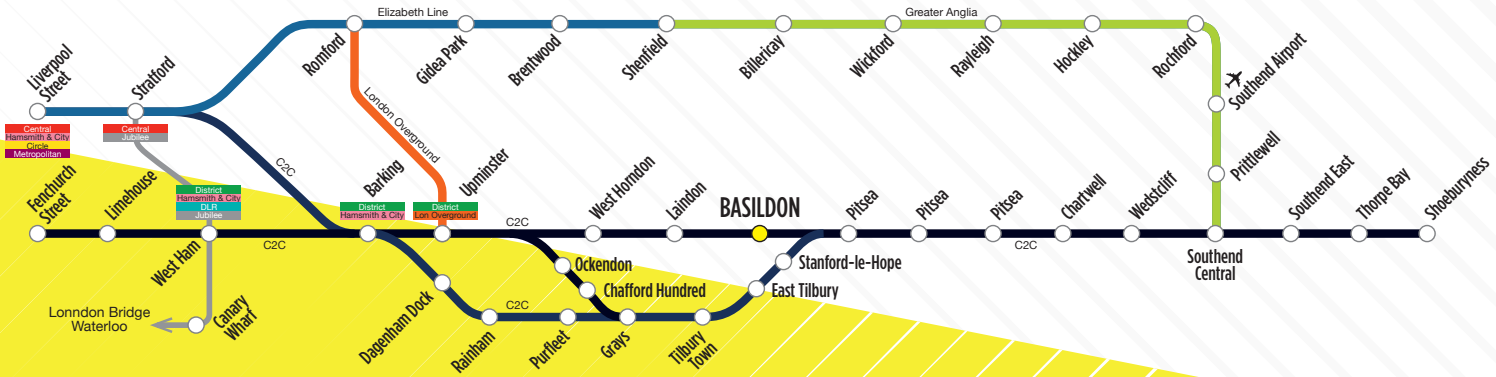
ENDEAVOUR POINT
A127
INTERNATIONAL HOUSE
SLOW



TRAINS

C2C provides travel to London Fenchurch Street Station.



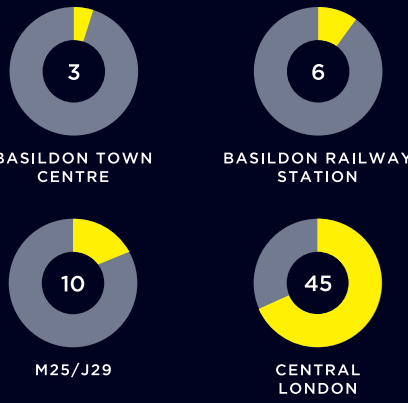
INTERNATIONAL HOUSE

LOCATION

Located at Festival Business Park, Endeavour Drive Basildon, and situated in the Thames Gateway, approximately 30 miles to the east of central London. International House is accessed via the A127 & A13 trunk roads, which provide good communications throughout the South East Essex area, with direct links to Junctions 29 & 30 of the M25, which are approximately 10 miles distant. Basildon railway station provides services to London Fenchurch Street, typically operating every 10 to 15 minutes during peak times.

Drive Times

(time in minutes)
Source: Google maps





TENURE
Available on a freehold or leasehold basis. Further details on application.

PRICE/ RENT
Upon application.

VAT
All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES
From enquiries made of the Valuation of Agency, we believe the rateable value to be £322,500 for 2026/27. Based upon the Uniform Business Rate we believe the rates payable amount will be £154,800.

SERVICE CHARGE
A service charge is applicable. Further details on application.

EPC
A new EPC has been commissioned.

LEGAL FEES
Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

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Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agent nor their Client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. November 2026

Designed by HEKKTA